

**Board of Supervisors Hearing Date: May 26, 2009**

**Case Summary: Project Number R2008-00708-(5); Animal Permit 20080004**

**Project Appellant: Reza Dianati**

**BOS Hearing Date: May 26, 2009**

**Synopsis**

Roberto Alguero & Iris Fiorito are requesting an Animal Permit to allow the keeping and maintaining of 15 goats, 2 horses, 1 llama and 1 emu at 490 Smoketree Drive in the community of West Claremont, North Claremont Zoned District and A-1-1000 (Light Agriculture) zone. Section 22.56.480 states the Director shall deny an application for an animal permit in all cases where two protests are indicated. The Department of Regional Planning received three letters of protests and consequently denied Animal Permit 200850004. The applicant appealed the decision to the Regional Planning Commission. December 10, 2008, the Commission approved the Animal Permit with a reduction of goats to 10.

**Project Proponents**

Applicants and their son, Jean Allocati

**Project Opposition**

Four opponents to this project raised the following concerns: Odor, health (flies), noise and safety.

**Issues**

- There is an unresolved zoning violation (RFS07-0031488/EF92009) on the property for the keeping of animals in excess of the number allowed (15) by the previous Animal Permit. Zoning Permits staff observed 25 goats during the site inspection. Additionally, the applicant has been uncooperative in working with Zoning Enforcement staff.
- The subject property is a flag lot which requires a ten foot setback on all sides (Section 22.48.050). Two sheds are located within the setback of the north property boundary. Additionally, an animal shelter is located within the setback area of the southern property boundary. The subject property is not compliant with Zoning Ordinance. Condition 11 requires all structures to be set back from the property boundaries at least 10 feet.

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